

170.B

0001

0303.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

571,400 / 571,400

USE VALUE:

571,400 / 571,400

ASSESSED:

571,400 / 571,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Unit #: 303

Owner 1: CAHALANE MICHAEL & NANCY

Owner 2:

Owner 3:

Street 1: 88 PARK AVE UNIT 303

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: FRANFORD BRIAN C & SARAH J -

Owner 2: -

Street 1: 8 HAWTHORNE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1470 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH									
Type: 7 - Condo Garden			Full Bath: 2	Rating: Average		Building Number 1.												
Sty Ht: 1 - 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone			A 3QBth:	Rating:														
Frame: 1 - Wood			1/2 Bath:	Rating:														
Prime Wall: 7 - Brick			A HBth:	Rating:														
Sec Wall:	%		OthrFix:	Rating:														
Roof Struct: 2 - Hip			RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Average		1st Res Grid	Desc: Line 1	# Units: 1										
Color: BRICK			A Kits:	Rating:		Level	FY LR DR D K FR RR BR FB HB L O											
View / Desir: N - NONE			Frl: 0	Rating: Average		Other												
GENERAL INFORMATION			WSFlue:	Rating:		Upper												
Grade: C+ - Average (+)			CONDO INFORMATION			Lvl 2												
Year Blt: 1984	Eff Yr Blt:		Location: F - Front			Lvl 1												
Alt LUC:	Alt %:		Total Units:			Lower												
Jurisdct:	Fact: .		Floor: 2 - 2nd Floor			Totals	RMS: 5	BRs: 2	Baths: 2	HB								
Const Mod:			% Own: 2.03999962			REMODELING RES BREAKDOWN												
Lump Sum Adj:			Name: 29 - 6044			Exterior:		No Unit	RMS	BRS	FL							
INTERIOR INFORMATION			DEPRECIATION			Interior:		1	5	2	0							
Avg Ht/FL: STD			Phys Cond: GD - Good	16. %		Additions:												
Prim Int Wal 1 - Drywall			Functional:			Kitchen:												
Sec Int Wall:	%		Economic:			Baths:												
Partition: T - Typical			Special:			Plumbing:												
Prim Floors: 4 - Carpet			Override:			Electric:												
Sec Floors:	%		Total:	16.8 %		Heating:												
Bsmnt Flr:			CALC SUMMARY			General:												
Subfloor:			Basic \$ / SQ: 325.00															
Bsmnt Gar:			Size Adj.: 0.90816331			COMPARABLE SALES												
Electric: 3 - Typical			Const Adj.: 0.98690122			Rate	Parcel ID	Typ	Date	Sale Price								
Insulation: 1 - Typical			Adj \$ / SQ: 291.287															
Int vs Ext: S			Other Features: 43015															
Heat Fuel: 3 - Electric			Grade Factor: 1.10															
Heat Type: 15 - H.V.A.C			NBHD Inf: 1.32500005															
# Heat Sys: 1			NBHD Mod:															
% Heated: 100	% AC: 100		LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO		Adj Total: 686783															
% Com Wal	% Sprinkled		Depreciation: 115380															
			Deprecated Total: 571404															
MOBILE HOME			WtAv\$/SQ:		AvRate:		Ind.Val:											
SPEC FEATURES/YARD ITEMS			Juris. Factor:		Before Depr:	424.55												
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID	170.B-0001-0303.0

Make:	Model:	Serial #	Year:	Color:												
PARCEL ID 170.B-0001-0303.0																
SPEC FEATURES/YARD ITEMS																
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

